

DRAWING TO BE READ IN CONJUNCTION
WITH ARCHITECT & STRUCTURAL
ENGINEERS DRAWINGS / DETAILS.

LEVELS AS PER ARCHITECTS DWG'S &
TO BE CONFIRMED ON SITE.

PERMEABLE BLOCK PAVED CARPARK FORMED WITH MARSHALLS
TEGULA PRIORA 'HARVEST' FINISH - OR SIMILAR.
5X PARKING SPACES, ALL WITH ELECTRIC VEHICLE CHARGING
POINTS. PARKING BAYS & EGDING TO CARPARK DETAILED WITH
MARSHALLS TEGULA PRIORA 'PENNANT GREY' PAVIERS.

SOIL SAMPLE LOCATION 3.
500MM DEEP.

SECTION OF EXISTING WALLING TO BE REMOVED
TO PROVIDE NEW ACCESS TO DEVELOPMENT.

PROPOSED INDIAN SANDSTONE
PAVING 'GREY' FINISH. TO ALL PATHS
AND PATIOS. 900X600MM FLAGS LAID
IN STRETCHERBOND FORMATION.

EXISTING LOW RED BRICK WALL TO BE
RETAINED AND MADE GOOD, PROVIDE
NEW COPINGS AS REQUIRED. LOW
BRICK WALLS TO BE TOPPED WITH METAL
RAILINGS TO 1.8M HIGH.

INDICATES NEW LOW RED BRICK WALLING
TO INFILL AS REQUIRED. WALL TO MATCH
EXISTING. PROVIDE COPINGS & METAL
RAILINGS TO 1.8M HIGH.

EVERY STR

TUTBURY STF

CATERHAM STREET

1.8M TALL METAL SECURE ACCESS
VEHICLE GATE TO DEVELOPMENT. AS
PER ARCHITECTS DWG'S.

1.8M TALL SECURE ACCESS
PEDESTRIAN GATE TO DEVELOPMENT.

EXISTING LOW RED BRICK WALL TO BE RETAINED
AND MADE GOOD, PROVIDE NEW COPINGS AS
REQUIRED. LOW BRICK WALLS TO BE TOPPED
WITH METAL RAILINGS TO 1.8M HIGH.

SOIL SAMPLE LOCATION 1.
500MM DEEP.

DDA ACCESSIBLE SPACE.

4X TIMBER BENCHES THROUGHOUT
COMMUNAL GARDEN.

PROPOSED INDIAN SANDSTONE
PAVING 'GREY' FINISH. TO ALL PATHS
AND PATIOS. 900X600MM FLAGS LAID
IN STRETCHERBOND FORMATION.

SOIL SAMPLE LOCATION 2.
500MM DEEP.

LOOSE 10MM 'BUFF' GRAVEL
FOLLOWING THROUGH COMMUNAL
GARDEN. INSTALLED ON TOP OF
WEEDPROOF MEMBRANE

5X RAISED TREATED SOFTWOOD
SLEEPER PLANTERS. VARYING
HEIGHTS TO SUIT LEVELS.

1.8M TALL METAL RAILINGS WITH
SECURE ACCESS PEDESTRIAN GATE.

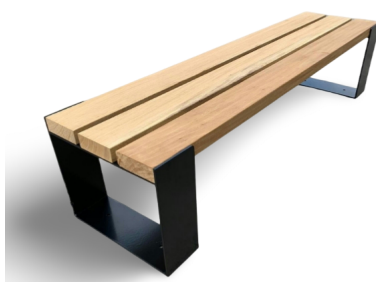
CATERHAM STREET

EXISTING 1.8M TALL RED BRICK WALL
TO BE MADE GOOD, PROVIDE NEW
COPINGS AS REQUIRED.

PROPOSED INDIAN SANDSTONE PAVING 'GREY' FINISH. TO
ALL PATHS AND PATIOS. 900X600MM FLAGS LAID IN
STRETCHERBOND FORMATION.

MODERN STYLE TIMBER BENCHES.
AS IMAGE BELOW - OR SIMILAR.

RAISED TIMBER SLEEPER
PLANTERS. AS IMAGE BELOW.



KEY

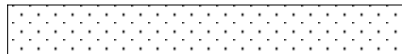
INDICATES AREAS OF PERMEABLE BLOCK PAVING USING
MARSHALLS TEGULA PRIORA 'HARVEST' & 'PENNANT GREY' PAVIERS
- OR SIMILAR.



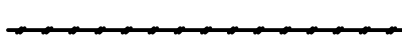
INDICATES AREAS OF INDIAN SANDSTONE PAVING 'GREY' FINISH.



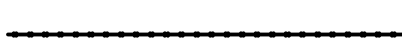
INDICATES AREAS OF 10M BUFF GRAVEL LAID ON WEEDPROOF
MEMBRANE.



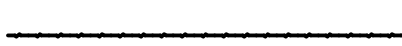
PROPOSED 1.8M HIGH METAL RAILINGS. ACCESS CONTROLLED
PEDESTRIAN GATES INDICATED ON PLAN. SEE IMAGE.



PROPOSED METAL RAILINGS ON TOP OF LOW WALL. FINISH HEIGHT
1.8M. SEE IMAGE.



PROPOSED ACCESS CONTROLLED METAL VEHICLE ENTRANCE
GATE. 1.8M HIGH. AS ARCHITECTS DWG'S.



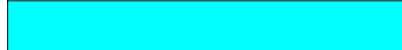
INDICATES SECTION OF LOW WALL TO BE REMOVED.



INDICATES EXISTING LOW RED BRICK WALL TO BE RETAINED AND
MADE GOOD WITH NEW COPINGS.



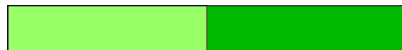
INDICATES SECTIONS OF NEW LOW RED BRICK WALLING TO MATCH
EXISTING.



INDICATES EXISTING 1.8M HIGH RED BRICK WALL TO BE RETAINED
AND MADE GOOD WITH NEW COPINGS.



INDICATES AREAS OF PLANTING/HEDGING. PLEASE REFER TO
DRAWING: 23-301-002



BLACK METAL RAILINGS AS IMAGE BELOW.



NOTES

Carpark/entrance

Proposed permeable block paving carpark/entrance formed with Marshalls Tegula Priora 'Harvest' finish. Block pavers laid on suitable MOT hardcore to create permeable surface. Please refer to Marshalls specification for installation details. - Or similar.

Marshalls Tegula Priora 'Pennant Grey' kerbs/pavers used for carpark edging and outlining of parking bays. Provide 5x residential parking spaces each with electrical vehicle charging points. Provide 1x DDA accessible space as shown on plan.

Paving

Proposed patios and paved areas to be formed with Indian Sandstone paving 'Grey' finish. 900x600mm flags laid in stretcherbond format. Areas to be excavated to a depth of 200mm. 100mm of MOT sub base to be laid followed by 50mm of grit sand and cement mortar on top of which the flagstones will be laid. Use Marshalls Symphony jointing compound to fill joints.

Levels as per architects drawings.

Boundaries

All boundaries detailed on plan and within key.

Existing low red brick walls to be retained and made good, provide new copings as required.

Existing 1.8m tall red brick walling to be retained and made good, provide new copings as required.

Existing walls to be removed to provide new access into development - as shown on plan.

Proposed metal railings to 1.8m tall on top of walling to provide secure carpark area. Proposed secure metal railings/gates for vehicle & pedestrian access to carpark from Caterham Street. 1.8m tall.

Infill sections of boundary with new low red brick wall, to match existing - as shown on plan.

Raised planters/Benches

Raised planters formed with treated softwood sleepers. Line internal surface with membrane.

Timber benches installed in 'Communal Garden' - as per image shown - or similar.

PLEASE REFER TO DRAWING: 23-301-002 FOR PLANTING DETAILS.

General Planting notes

All plant stock, plant handling and planting to be undertaken in accordance with the following

British Standard Specifications and Code of Practice:

- BS 3936:1992 Part 1 Nursery Stock: Specification for trees and shrubs;

- BS 3936:1981 Part 10 Nursery Stock: Specification for ground cover plants;

- BS 4428:1989 Code of Practice for General Landscaping Operations (excluding hard surfaces);

- BS 8545:2014 Trees from Nursery to Independence in the Landscape;

- The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).

Timing of works

All planting material shall generally be planted between November and March in open cool weather.

Planting shall not take place in frosty, snowy or waterlogged conditions.

Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied.

Plant health, soil depths and pruning

Torn or damaged roots and branches shall be clearly pruned prior to planting.

Ensure sub base below planting is clean and free draining and/or broken up. Plant to a minimum depth of 400mm of suitable topsoil over loose free draining subsoil. Use suitable composts to supplement topsoil as required.

Amenity lawn areas to have a minimum of 150mm of topsoil over loose and free draining soil.

On site topsoil to be utilised for planting areas as required.

At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape. Dress cut ends exceeding 25mm diameter with fungicidal sealant.

Watering

Sufficient water is applied to maintain healthy growth.

Trees

Any trees installed on site to be min 14-16 girth (EHS) rootballed or container grown and staked using appropriate tanalised timber and biodegradable tree ties.

PLEASE REFER TO DRAWING:
23-301-002 FOR ALL PLANTING /
SOFT LANDSCAPING ELEMENTS



CLIENT:

MCCAUL DEVELOPMENTS LTD

SITE:

EVERY STREET, MANCHESTER,
M4 7DQ

DRAWING TITLE:

HARD LANDSCAPING PLAN

DWG NO:

23-301 / 001

SCALE:

1:100 @ A1

DRAWN BY:

J. SHAW

DATE:

01/08/2023

REV:

G

NOTES:

ALL LEVELS & DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORKS. ANY VARIATIONS SHOULD BE REPORTED TO THE CLIENT. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHERS RELATING TO THE PROJECT AND ALL INFORMATION DERIVED ACCORDINGLY. ANY ANOMOLIES TO BE REPORTED TO THE CLIENT.

WORKS SHOWN ON THIS DRAWING TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BRITISH STANDARDS & CODES OF PRACTICE.